

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
MAY 24, 2006
COUNCIL CHAMBERS 12TH FLOOR
CITY ADMINISTRATION BLDG
8:30 A.M.**

NOTE: *Land Use Hearings are held at 8:30 A.M. and are appealable to the Planning Commission. Appeal applications may be obtained on the 3rd floor of the Development Service Department, located at 1222 1st Avenue, San Diego, CA 92101.*

*If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Disability Services Coordinator at 619-236-5679 at least five (5) working days prior to the meeting to ensure availability. **Those items with an asterisk (*) will include consideration of the appropriate environmental document.***

Each item presented on this docket is a Process 3 under the Land Development Code Section 112.0501.

HEARING OFFICERS ASSIGNED TO TODAY'S HEARING: Tracy Elliott-Yawn

ITEM-1: **PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE HEARING OFFICER NOT PREVIOUSLY HEARD. REQUESTS TO SPEAK SHOULD BE SUBMITTED TO THE HEARING OFFICER RECORDING SECRETARY AT THE TIME OF THE MEETING. NOTE: 3 MINUTE MAXIMUM PER SPEAKER.**

ITEM-2: **REQUESTS FOR CONTINUANCES.**

ITEM-3: **ITEMS TO BE PLACED ON CONSENT AGENDA.**

ITEM-4: ***MONTORO LOT 37 – PROJECT NO. 84323**
City Council District: 1; Plan Area: La Jolla Community Plan/La Jolla Shores
Planned District

STAFF: Robert Korch

Coastal Development Permit (site within Coastal Overlay Zone) and a Site Development Permit (site within the La Jolla Shores Planned District) to construct a new 3 story, 10,145 square-foot single dwelling unit with attached 3-car garage located on a 0.52 acre site located at **2534 Ruelle Nice** within the SF (single-family) zone of the La Jolla Shores Planned District, within the Coastal Overlay Zone (nonappealable area) and Coastal Height Limit
Negative Declaration No. 84323. Report No. HO 06-112

RECOMMENDATION:

Approve

HEARING OFFICER DOCKET OF MAY 24, 2006

ITEM-5: **SORRENTO VIEW MAP WAIVER – PROJECT NO. 94492**

City Council District:5; Plan Area: Mira Mesa

STAFF: Laura Black

Map Waiver to waive the requirements of a Tentative Map to create 90 commercial condominium units on an existing 24.33-acre site located at **5965 Pacific Center Boulevard** in the IL-2-1 Zone, Airport Environs Overlay, and Residential Tandem Parking Overlay Zones within the Mira Mesa Community Plan. Exempt from Environmental. Report No. HO-06-117.

RECOMMENDATION:

Approve

ITEM-6: **4252 MENLO AVENUE MAP WAIVER – PROJECT NO. 95441**

City Council District: 3; Plan Area: City Heights Neighborhood of the Mid-City Communities Plan Area

STAFF: Renee Mezo

Map Waiver to create two (2) condominiums units (under construction) and to convert one (1) existing residential unit into a condominium including a request to waive the requirement to underground existing overhead utilities, on a 0.20-acre site located at **4252 Menlo Avenue**, on the east side of Menlo Avenue, between Orange Avenue and El Cajon Boulevard. The site is located within the RM-1-1 zone of the Central Urbanized Planned District, in the City Heights Neighborhood of the Mid-City Communities Plan area. Exempt from environmental. Report No. HO-06-114

RECOMMENDATION:

Approve

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ITEM-7: **9707 WAPLES TENTATIVE MAP – PROJECT NO. 82953**

City Council District: 5 Plan Area: Mira Mesa

STAFF: Robert Tucker

Tentative Map to create 2 parcels from one existing 6.486 acre site containing two existing buildings at **9707 Waples Street** within the Mira Mesa Community Plan Area. Exempt from Environmental. Report No. HO-06-120

RECOMMENDATION:

Approve

ITEM-8: **1509 CHALCEDONY STREET MAP WAIVER – PROJECT NO. 90571**

City Council District:2; Plan Area: Pacific Beach

STAFF: John Fisher

Tentative Map Waiver No. 290363, Coastal Development Permit No. 290364 and waive the requirements to underground existing overhead utilities to convert four existing residential units into condominium ownership on a 0.14-acre site at **1509 Chalcedony Street**, between Haines and Ingraham Streets in Pacific Beach. Exempt from environmental. Report No. HO-06-121

RECOMMENDATION:

Approve

ITEM-9: **1501 CHALCEDONY STREET MAP WAIVER – PROJECT NO. 90566**

City Council District:2; Plan Area: Pacific Beach

STAFF: John fisher

Tentative Map Waiver No. 290343, Coastal Development Permit No. 290344 and waive the requirements to underground existing overhead utilities to convert four existing residential units into condominium ownership on a 0.14-acre site at **1501 Chalcedony Street**, between Haines and Ingraham Streets in Pacific Beach. Report No. HO-06-122

RECOMMENDATION:

Approve

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ITEM-10: **1171-77 EVERGREEN STREET MAP WAIVER – PROJECT NO. 50787**
City Council District: 2P Plan Area: Peninsula

STAFF: Cory Wilkinson

Map Waiver application to waive the requirements for a Tentative Map, and to approve an undergrounding waiver request, to convert four existing residential units **at 1171-77 Evergreen Street** on a 0.115-acre site in the RM-3-7 Zone within the Peninsula Community Plan, Coastal HeightLimit, Airport Approach Overlay Zones, and Council District 2. Exempt from environmental. Report No. HO-06-124

RECOMMENDATION:

Approve

ITEM-11: **BETH EL SANCTUARY – PROJECT NO. 56805**
City Council District: 1; Plan Area: La Jolla

STAFF: Glenn Gargas

Site Development Permit (due to location within the La Jolla Shores Planned District and to amend the previously approved La Jolla Shores Planned District Permit No. 90-0399) to construct a 8,275 gross square-foot sanctuary building, including parking area improvements, on grade plaza, and associated improvement all to be added to an existing religious facility on a 7.3-acre property. The project site is located at **8660 Gilman Drive**, in the SF Zone of La Jolla Shores Planned District, Coastal Height Limitation Overlay Zone, and within the La Jolla Community Plan. Report No. HO-06-129

RECOMMENDATION:

Approve